

For LEASE \$21-30psf MG
Office/Medical/Retail Spaces Available

**Community Staple
Office/Medical
Hub**

Amenities:

- 250 – 4,000 SF Available
- Landlord Provides 5-Day Janitorial Service, Common Area Maintenance and HVAC
- Elevator in Building
- Metra Station 1 Block Away
- Close Proximity to I-94 & Highway 41
- Owner Managed
- 5,042 VPD at intersection
- Former Pepsi Headquarters
- VPD of 148,623 from I-90
- Population of 35,920 in a 5 mile radius
- Median Household Income of \$161,611 in a 2 mile radius
- Bus Route 472 accessible

**Located in the Heart of Highland Park:
1866-1870 Sheridan Rd**



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

1866-1870 Sheridan Rd, Highland Park, IL 60035

Features Include: 1870 Sheridan Rd is a 3 story mixed-use medical center within the heart of Highland Park. Also known as the North Shore Building, it is a staple within the area and provides the community with a central location for medical, office, and retail uses. Tenants will enjoy access to I-94 and Highway 41 all being minutes away. While being supported by the strong community of Highland Park.

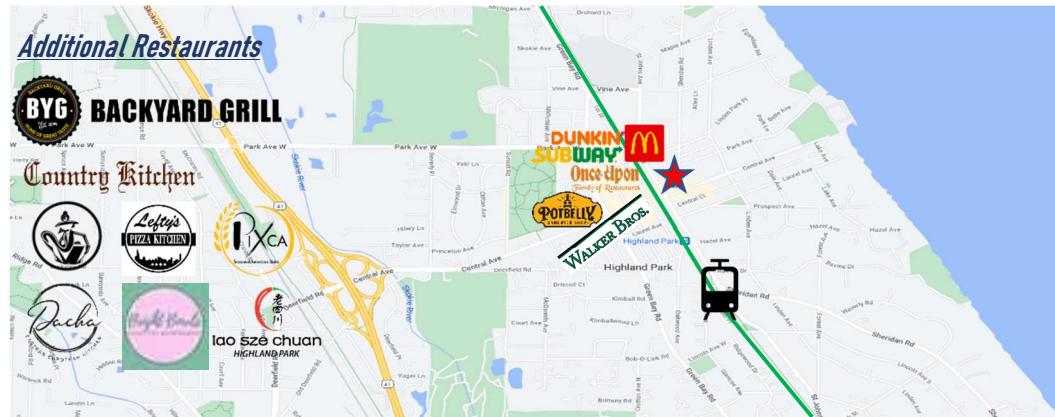
Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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250 – 4,000 SF of Highland Park Location

Classic Highland Park Location



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Additional Information: Situated at the corner of Sheridan Road and Central Avenue this architectural gem has two full floors of offices from 200 to 4,000 square feet above some of the best retail in Highland Park. Highland Park was named Best of the Best Downtown on the North Shore by Make It Better Magazine and consistently ranks as one of the best cities to live and work in Illinois. Downtown Highland Park is home to over 100 retailers including many award-winning dining establishments and has a higher rate of employment than the national average. Corner of Central and Sheridan Road east of the train.

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